

Shoreview Town Center

Shoreview, Minnesota

Desirable for its many lakes and good schools, the suburban community of Shoreview consists largely of postwar residential development and never had a traditional downtown. Sponsored by the I-35W Corridor Coalition, a subregional coalition of seven local governments, the Shoreview Town Center Plan anticipates the redevelopment of a light industrial area into a mixed-use area of residential, civic, and commercial uses. The new buildings, streets and paths will form a compact district, linking a redeveloped shopping center and an enhanced civic district, with improved connections to the area's natural amenities.

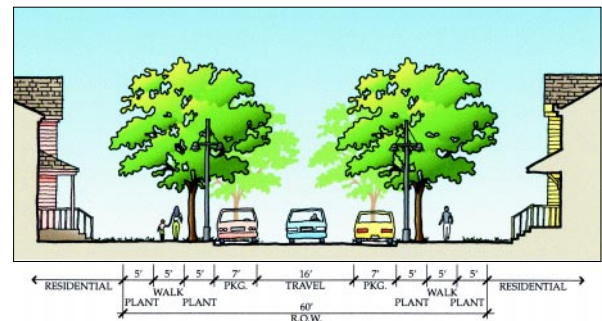
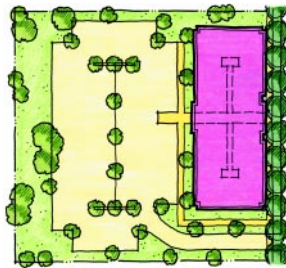
The 80-acre Town Center site lies between a large wetland and a busy state highway. Across the street is a popular civic complex that includes a library, city hall, community center, pool, sports facilities, and an indoor water park. New senior housing was recently completed just north of the project site, and redevelopment has been proposed for an unsuccessful shopping center at the western end of the site. In between these

two activity “anchors,” however, lies an active light industrial area of many small parcels, with cul-de-sac streets that force all traffic onto the busy highway.

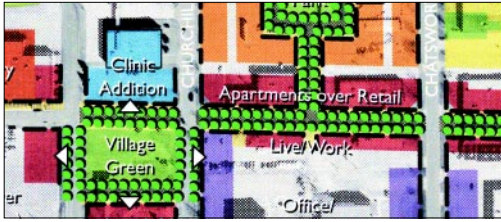


Anticipating changes away from industrial uses due to the site's central location and many amenities, the City wanted an overall plan to guide its response to redevelopment proposals. During planning analysis, an economic consultant performed a redevelopment feasibility analysis and reviewed the plans of current industrial property owners so that project phasing could be coordinated with business owners' plans.

Based on input from three community workshops, the concept plan accommodates an evolution in uses over time from industrial to a combination of residential, retail, employment and civic uses. Creating a new internal “Main Street” to link the retail and civic anchors will be critical to the success of the plan. Another key feature is an ecological “connector” of restored natural open space that links the wetland to a lake and county park across the highway.



Conceptual building and site designs (left) explored the reuse of typical industrial parcels, alone and in combinations of 2, 3 or 4 parcels. Streets in the area (right) currently have pavement widths suitable for large trucks. Following the area's conversion to residential and commercial uses, the same streets may accommodate one or two lanes of parking and more generous sidewalks, as well as traffic lanes.



Detail of the Synthesis Plan

During the first workshop, participants used a base map and scaled land use icons to help define their vision for the area. Following this workshop, Calthorpe Associates created a synthesis plan based on participants' input. In addition to land use and circulation, the plan examined development phasing and proposed interim pedestrian circulation routes to allow residents to walk to

nearby destinations before the new street network could be completed. Community input on this plan was incorporated into the final illustrative plan. A regulating map and proposed urban design standards outlined the key urban design features required by the plan, while allowing flexibility for owners and developers.

The plan calls for new medium-density residential neighborhoods, a "Main Street" with flexible live/work housing, an employment district, a retail core focused around a village green, and a renewed, mixed-use shopping center. The village green at the center of the development is lined with a mix of uses and serves as a focal point of the community. Pedestrians have easy access to and through the site, as well as new trail access to the surrounding natural areas and adjacent neighborhoods.



The Regulating Map (right) specifies broad categories of compatible land uses and key urban design features. The map shows critical "build-to" lines, where buildings are required to be built close to the street and at a minimum height to ensure that they shape an adequate and memorable public space. The Illustrative Plan (above) shows one possible result of the built-out plan.

